

LEGAL NOTICE

City of Hartford

Notice of Sale of Real Estate for Taxes

(Sec. 12-157 1949 rev., s.1838; P.A. 82-141, s.3, 4; P.A. 84-146, s.9; P.A. 97-139)

TAX COLLECTOR OF THE CITY OF HARTFORD, CONNECTICUT, having made lawful demand for the payment of taxes due me as the Tax Collector for the City of Hartford, and payment having been neglected or refused, I will sell at public auction the following described properties, separately, to satisfy taxes and interest and all charges accrued thereon.

1) Property assessed from **1990** through **2004**, presently in the name of **Willie Jemison** to satisfy taxes of **\$177,405.20**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 618, Block 002, Lot 002, 445-457 Albany Avenue.**

2) Property assessed from **1993** through **2004**, presently in the name of **Rohan O'Neil and Christine Green** to satisfy taxes of **\$30,280.15**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 615, Block 003, Lot 008, 65 Barbour Street.**

3) Property assessed from **1999** through **2004**, presently in the name of **Wilhelmina McCullough** to satisfy taxes of **\$49,266.69** plus all interest and charges accrued thereon. Property described as **Assessor's Map 614, Block 003, Lot 012, 135-137 Barbour Street.**

4) Property assessed from **1999** through **2004**, presently in the name of **Ronald V. Williams** to satisfy taxes of **\$10,915.41**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 615, Block 002, Lot 020, 188 Capen Street.**

5) Property assessed from **1998** through **2004**, presently in the name of **Ronald V. Williams** to satisfy taxes of **\$36,050.60**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 615, Block 002, Lot 021, 194 Capen Street.**

6) Property assessed from **2002** through **2004**, presently in the name of **Condo 53, LLC** to satisfy taxes of **\$13,398.48**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 118, Block 003, Lot 041, 54 Grafton Street.**

7) Property assessed from **2001** through **2004**, presently in the name of **Emerald Security & Communications, LLC** to satisfy taxes of **\$56,044.05**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 412, Block 004, Lot 022, 138 Jefferson Street.**

8) Property assessed from **2000** through **2004**, presently in the name of **Inquirer Publishing Group, Inc.** to satisfy taxes of **\$85,303.61**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 630, Block 001, Lot 005, 3281 Main Street.**

9) Property assessed from **2000** through **2004**, presently in the name of **Rosemarie J. Tate** to satisfy taxes of **\$22,034.56**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 633, Block 001, Lot 008, 3440 Main Street.**

10) Property assessed from **2002** through **2004**, presently in the name of **First Option Realty, LLC** to satisfy taxes of **\$54,431.42**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 204, Block 002, Lot 017, 747 Maple Avenue.**

11) Property assessed from **2000** through **2004**, presently in the name of **One Hundred Forty Two Putnam Corp, LLC** to satisfy taxes of **\$8,838.98**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 403, Block 002, Lot 038, 142 Putnam Street.**

12) Property assessed from **2002** through **2004**, presently in the name of **Cobla Akafiah** to satisfy taxes of **\$14,660.05**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 335, Block 001, Lot 007, 156-158 Sargeant Street.**

13) Property assessed from **2001** through **2004**, presently in the name of **L L & R, LLC** to satisfy taxes of **\$11,366.15**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 401, Block 002, Lot 001, 462-464 Summit Street.**

14) Property assessed from **1997** through **2004**, presently in the name of **J & R Business Enterprises, LLC** to satisfy taxes of **\$130,059.70**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 619, Block 002, Lot 034, 92 Walnut Street.**

15) Property assessed from **2000** through **2004**, presently in the name of **Sebastian Sbriglio** to satisfy taxes of **\$39,900.47**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 219, Block 007, Lot 012, 737 Wethersfield Avenue.**

16) Property assessed from **2001** through **2004**, presently in the name of **Dexter E. Chappell** to satisfy taxes of **\$88,353.02**, plus all interest and charges accrued thereon. Property described as **Assessor's Map 636, Block 006, Lot 001, 710 Windsor Street.**

SAID SALE will take place in the Auditorium at South Middle School, 215 South Street, Hartford, Connecticut 06114 on Tuesday, July 25, 2006, beginning at 10:00 AM.

NONE OF THE PROPERTIES BEING SOLD ARE GUARANTEED BUILDABLE UNDER CURRENT ZONING REGULATIONS AND ALL PROPERTIES ARE SUBJECT TO RESTRICTIONS, COVENANTS AND APPURTENANCES OF RECORD AS MAY APPEAR.

TERMS OF SALE: This is a public auction and property will be sold to the highest bidder of each individual property. The minimum bid on each property will be the amount of taxes, interest, lien fees and other costs (including collection agency fees) due as of the date of the sale. **Registration of interested bidders will begin at 8:30 AM on the morning of the sale, outside the Auditorium at South Middle School, 215 South Street, Hartford Connecticut 06114.** Bidders must have with them a \$4,000.00 deposit in cash, money order or certified check (made payable to: **Hartford Tax Collector**) for each property to be bid upon. On those properties with total amounts due under \$4,000.00, the minimum deposit will be \$1,000.00 payable in cash, money order or certified check. The successful bidder must pay the balance of the bid price by 4:30 PM on July 28, 2006, or that person shall forfeit the deposit and right to purchase the property. A Tax Collector's Deed shall be lodged in the Office of the Town Clerk of Hartford and shall remain unrecorded for six months from the date of the sale. If the property is not redeemed during the six-month period, then on January 25, 2007, title shall pass free and clear to the successful bidder (subject to the redemption rights of the IRS if there are any federal tax liens). Properties will accrue taxes and interest on the 2005 Grand List during the six-month redemption period. If title passes to the successful bidder, they will be responsible for payment in full to satisfy the amount due. More information concerning the Tax Sale may be found in Section 12-157 of the General Statutes of Connecticut.

Dated at Hartford d Connecticut, this 19th day of May 2006.

Donald LeFevre, CCMC
Tax Collector, City of Hartford